



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: October 15, 2008
AGENDA DATE: October 22, 2008
PROJECT ADDRESS: 1617 Oramas Road (MST2008-00163)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
Renee Brooke, AICP, Zoning & Enforcement Supervisor *RLB*
Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The 5,054 square foot project site is currently developed with a single family residence and detached garage with accessory space below. The proposed project involves minor additions and enclosure of an existing covered porch, which will result in 161 square feet (gross) of new floor area for the residence. The project will also result in a new second story deck off the rear of the residence. The discretionary application required for this project is a Modification to permit the proposed additions to be located within the required ten-foot (10') interior setbacks (SBMC §28.15.060).

Date Application Accepted: September 9, 2008 Date Action Required: December 9, 2008

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project as submitted, subject to conditions.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Moniot Design Inc.	Property Owner:	Johnny & Sally Jordan
Parcel Number:	027-152-010	Lot Area:	5,054 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	22% Slope

Adjacent Land Uses:

North - One-Family Residence
South - One-Family Residence

East - One-Family Residence
West - One-Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,491 sf	1,578 sf
Garage	327 sf	327 sf
Accessory Space	327 sf	Zero sf

C. PROPOSED LOT AREA COVERAGE

Building: 1,854 sf 37% Hardscape: 500 sf 10% Landscape: 2,700 sf 53%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.49 Proposed FAR: 0.38 = 77% of Max. Allowed FAR

IV. ZONING ORDINANCE CONSISTENCY

Standard	Requirement/Allowance	Existing	Proposed
Setbacks			
- Interior	10'	5 & 5 ½'	5 & 5 ½'

V. DISCUSSION

This project was reviewed by the Single Family Design Board (SFDB) on September 2, 2008 and given favorable comments. The Board supports the Modifications being requested, which will allow new construction to follow the existing roof and plate heights.

The project site is undergoing a remodel that will eliminate use/access of the existing 257 square foot lower floor area of the residence as well as 148 square feet of the detached accessory space located below the garage. The existing recessed entry will be filled in, 55 square feet will be added to an existing bedroom, and a 56 square foot attachment will incorporate the remaining 177 square feet of accessory space into the residence's floor area. The overall square footage on site will be reduced by 240 square feet.

The residence that was built in 1940 is non-conforming to the required ten-foot (10') interior yard setbacks. The residence currently provides 5' and 5 ½' setbacks from the West and East property lines respectively. Due to the slope of the front half of the lot exceeding 20%, a 5' reduction of the required 30' setback is permitted pursuant to SBMC §28.15.065. The additions have been designed to observe the required 25' front setback. In order to create a uniform improvement with minimal disruption to the existing residence, Modifications are being requested that will allow additions to be located within both interior yard setbacks. Staff acknowledges that the additions have been designed without new window or door openings to avoid impacts to the adjacent neighbors and that due to the grade change between the structure and the adjacent right-of-way, the alterations will not be obvious from the street. Staff recognizes the constraints associated with a 5,000 square foot, E-1 Zoned lot (which is

comparable to an E-3 Zoned lot with six-foot setbacks) and the additional limitations associated with building on a 22% slope. Staff supports the project as designed, with the understanding that the floor area being eliminated will be done in a way so that the space is not usable for even storage purposes. Future utilization of those areas would result in an increased FAR (floor area ratio) that would require additional review and a Floor Area Modification approval by the Planning Commission.

VI. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modifications are consistent with the purposes and intent of the Zoning Ordinance by maintaining the existing setbacks and is necessary to secure an appropriate improvement of uniform expansion on the lot.

Said approval is subject to the conditions that an arborist report be submitted with recommendations to preserve and protect the existing pepper tree during construction, that the floor area being abandoned as part of this application be made unusable for any purpose, and that a Zoning Compliance Declaration be recorded against the property's title.

Exhibits:

- A. Site Plan (under separate cover)
- B. Applicant's letter dated September 9, 2008
- C. SFDB Minutes

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470



P.O. Box 1499
1095 Meadowvale, Suite C
Santa Ynez, CA 93460
phone: (805) 688-8539
fax: (805) 688-6451

Applicant
Moniot Design Inc. for Jordan Enterprises

Staff Hearing Officer
City of Santa Barbara
630 Garden Street
Santa Barbara

September 9, 2008

RE: Side yard Modification (x2) 1617 Oramas Santa Barbara, CA APN :027-152-010

Dear Staff Hearing Officer:

Existing Residence: 2,323 two story SFD, including Existing 370 sq. ft garage.

Proposal: Convert 257 sq. ft of habitable to crawl space, demolish 101 sq. ft deck, construct new 267 square foot deck, 2 room additions totaling 137 sq. ft. Porch conversion 37 sq. ft. to habitable.

Modification #1 for East Room addition 4'-5" side-yard encroachment

Modification #2 for West Room addition 5'-0" side-yard encroachment

Project configuration has been reviewed with positive comments by the SFDRB. Project allows for more efficient use of existing residence. Net project gross area is reduced by project. Project follows existing rooflines and perimeter side wall lines. Project is not significantly visible from street.

Sincerely,

A handwritten signature in black ink, appearing to read "Curtis Moniot", written over a horizontal line.

Curtis Moniot

1617 ORAMAS ROAD – SINGLE FAMILY DESIGN BOARD REVIEW MINUTES

September 2, 2008

A letter expressing construction concerns from Jean Wright was acknowledged.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with the following comments:

- 1) The clarity and completeness of drawings, the 20 closest homes survey, and photographs are appreciated.
- 2) The FAR is acceptable due to the minor nature of the addition and given that it will not be perceived from the street.
- 3) Additions in the interior yard setbacks are supportable as they will follow the existing roof and plate heights and there are no windows in those areas.
- 4) Provide photographs taken toward the neighbor's back yard from areas where the proposed deck will be less than 15 feet from the property line.
- 5) Provide a color board and roof materials.

Action: Carroll/Woolery, 4/0/0. Motion carried. (Bernstein, Mahan, Mosel absent.)

